



# Townhouse in Nueva Andalucía

Price **€ 1,450,000**

Bedrooms	4
Bathrooms	3
Build Size	276 m²
Terrace	40 m²
Plot Size	316 m²

**SETTING**

- ✓

Commercial Area
- ✓

Close To Golf
- ✓

Close To Sea
- ✓

Close To Town
- ✓

Urbanisation

**ORIENTATION**

- ✓

South East

**CONDITION**

- ✓

Excellent

**POOL**

- ✓

Communal

**CLIMATE CONTROL**

- ✓

Air Conditioning

**VIEWS**

- ✓

Mountain

**FEATURES**

- ✓

Covered Terrace
- ✓

Fitted Wardrobes
- ✓

Private Terrace
- ✓

Satellite TV
- ✓

WiFi
- ✓

Ensuite Bathroom

**FURNITURE**

- ✓

Fully Furnished

**GARDEN**

- ✓

Communal

**SECURITY**

- ✓

Gated Complex
- ✓

Electric Blinds
- ✓

Alarm System
- ✓

24 Hour Security

**PARKING**

- ✓

Garage

**UTILITIES**

- ✓

Electricity

## CATEGORY

✓ Resale

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Nestled in Nueva Andalucia, this townhouse is a recently renovated, special corner unit with a unique interior design. This three-floor property offers an open-plan kitchen with Siemens appliances on the mid-floor, along with a guest toilet, dining room, and a living room leading to a terrace featuring a BBQ area, a chill-out space, and a dining area.

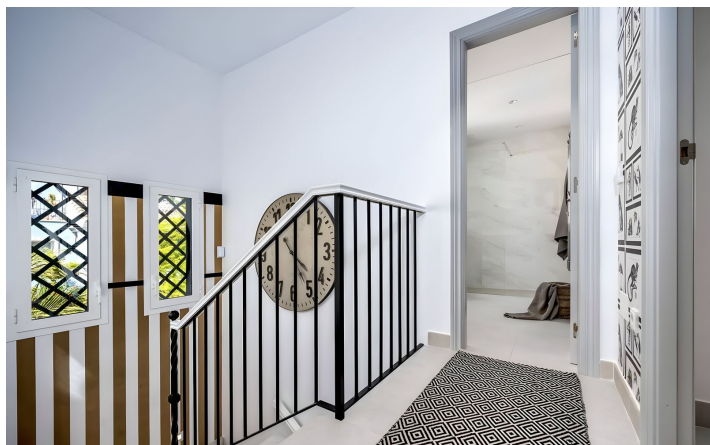
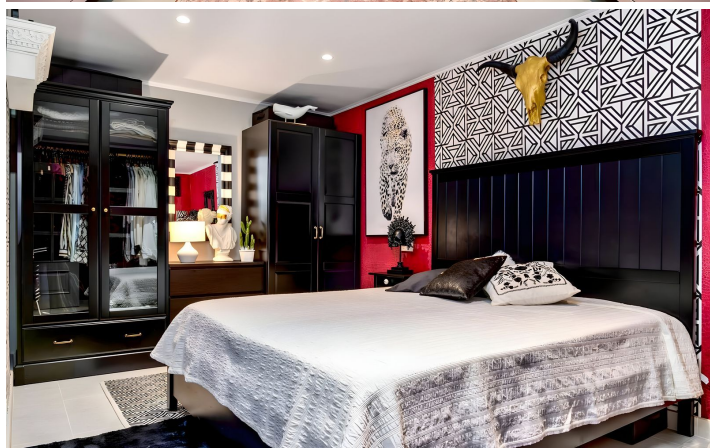
The second floor consists of two bedrooms, each with its own balcony boasting panoramic views and two bathrooms. Downstairs in the basement, you'll find two more bedrooms and a bathroom, along with a stylish dressing room/laundry area. This floor has access to a private, covered garage for one car and a motorcycle.

Located in the gated community Brisas del Sur, equipped with 24/7 security cameras, this townhouse offers access to a communal pool with a tropical waterfall, a private mini-golf court, and well-maintained green spaces. The property is ideally situated in Las Brisas, a sought-after area for golf enthusiasts, with various sports clubs and dining options nearby. Just a 5-minute drive from Puerto Banus and the Swedish school, 10 minutes from Marbella Center, and 40 minutes from the airport.

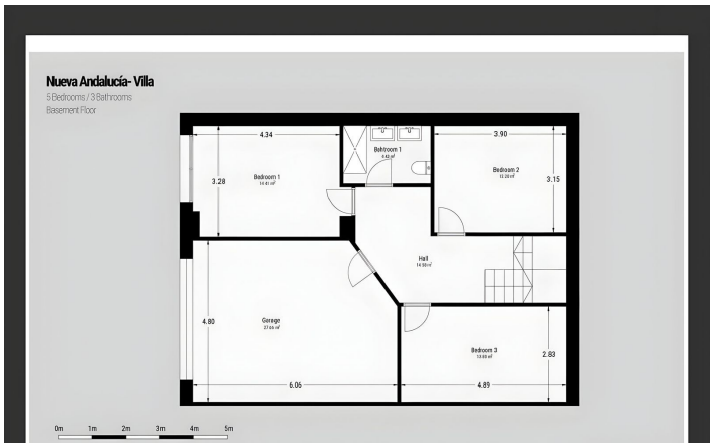
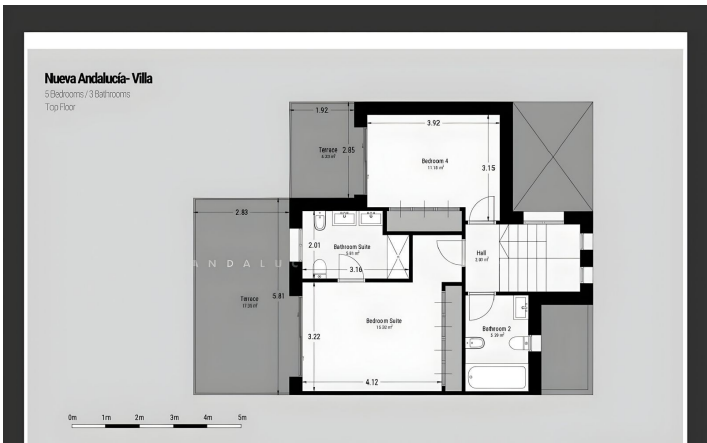
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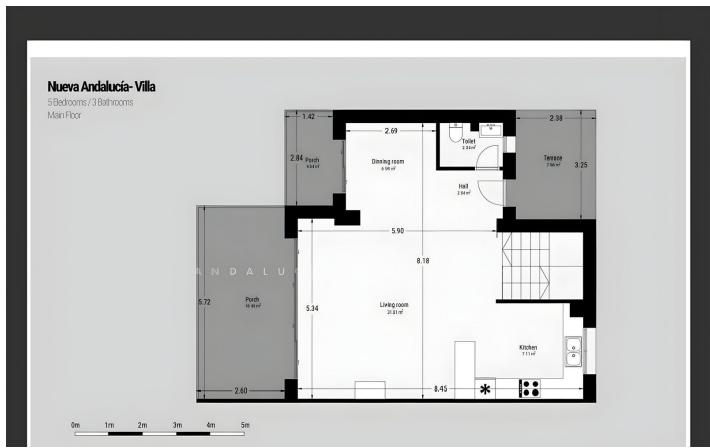


## GALLERY









Vivi Real Estate | Calle Almendralejo de Jarales 5 Mijas Costa, 29640

Tel: +34 672 816 975

Email: [sales@vivi-realestate.com](mailto:sales@vivi-realestate.com) | Web: [www.vivi-realestate.com](http://www.vivi-realestate.com)